



# Onondaga County Planning Board

October 12, 2016

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY  
CONFERENCE ROOM, 1100 CIVIC CENTER  
421 MONTGOMERY STREET  
SYRACUSE, NEW YORK

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Chester Dudzinski, Jr.  
Bill Fisher  
James Corbett

### STAFF PRESENT

Megan Costa  
Ilana Cantrell  
Robin Coon

### GUESTS PRESENT

Ben Walsh  
Martin Murphy

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 12, 2016.

## III. MINUTES

Minutes from September 21, 2016 were submitted for approval. James Corbett made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.

The Board members discussed two referrals from the Town of Marcellus (S-16-74 and Z-16-372) regarding Tuscarora Golf Course. The Subdivision referral must be accompanied by a referral from the Town of Camillus, as the subdivision involves land within that town as well. At this time, the Board does not have a referral or indication from the Town of Camillus that it intends to refer the proposed subdivision to the Board. As the Site Plan is predicated on the subdivision action, and not an allowable use without the subdivision, or another means of authorizing the project without the need for the proposed subdivision, the Board does not have adequate information to make a recommendation at this time. The Board encouraged staff to be proactive in helping the Towns resolve the situation.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-16-74	TMarPB	<i>Incomplete Referral</i>	S-16-75	TLysPB	<i>No Position With Comment</i>
S-16-76	VManPB	<i>Modification</i>	S-16-77	TCicPB	<i>No Position With Comment</i>
Z-16-359	CSyrPB	<i>No Position</i>	Z-16-360	CSyrPB	<i>No Position</i>
Z-16-361	VEsyPB	<i>Modification</i>	Z-16-362	TOnoZBA	<i>No Position</i>
Z-16-363	TOnoZBA	<i>No Position</i>	Z-16-364	TOnoZBA	<i>No Position</i>
Z-16-365	CSyrPB	<i>No Position With Comment</i>	Z-16-366	CSyrPB	<i>No Position With Comment</i>
Z-16-367	CSyrZA	<i>No Position With Comment</i>	Z-16-368	CSyrZBA	<i>No Position With Comment</i>
Z-16-369	CSyrPB	<i>No Position With Comment</i>	Z-16-370	CSyrPB	<i>No Position With Comment</i>
Z-16-371	TClazBA	<i>No Position With Comment</i>	Z-16-372	TMarPB	<i>Incomplete Referral</i>
Z-16-373	CSyrPB	<i>No Position</i>	Z-16-374	CSyrPB	<i>No Position With Comment</i>
Z-16-375	TCamPB	<i>Modification</i>	Z-16-376	TOnoZBA	<i>No Position With Comment</i>
Z-16-377	TOnoZBA	<i>Modification</i>	Z-16-378	TOnoZBA	<i>Modification</i>
Z-16-379	TFabTB	<i>No Position</i>	Z-16-380	TDewPB	<i>No Position With Comment</i>
Z-16-381	TDewPB	<i>No Position With Comment</i>	Z-16-382	TCamPB	<i>Modification</i>
Z-16-383	VManVB	<i>No Position With Comment</i>	Z-16-384	VManVB	<i>Modification</i>
Z-16-385	TSalPB	<i>Modification</i>	Z-16-386	VEIbPB	<i>Modification</i>
Z-16-387	CSyrPB	<i>Approval</i>	Z-16-388	TSkaPB	<i>No Position</i>



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Z-16-389	TCicZBA	<i>No Position With Comment</i>	Z-16-390	TCicPB	<i>Modification</i>
Z-16-391	TCicPB	<i>Modification</i>	Z-16-392	TClaTB	<i>Modification</i>
Z-16-393	TClaTB	<i>No Position With Comment</i>			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # S-16-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Lysander Planning Board at the request of Mott / Cromie for the property located at 912, 924, 936 Lamson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Lamson Road, a county highway; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling approximately 28 acres into 3 proposed lots, Lot 1 (85,559 square feet), Lot 2 (4.41 acres) and Lot 3 (21.99 acres), in an Agricultural zoning district; and
- WHEREAS, the Preliminary Plan revised September 7, 2016 shows an existing house and shed on proposed Lot 1 and an existing house, detached garage, shed, well, propane tank, and pond on proposed Lot 2; and
- WHEREAS, the plan shows that proposed Lots 1 and 2 each have an existing driveway on Lamson Road; any existing or proposed access on Lamson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a strip of land 8.25 feet wide along the road frontage that is labeled "reserved by Onondaga County for highway purposes"; and
- WHEREAS, the site is served by private water and septic system; and
- WHEREAS, the plan shows an area of state wetlands on a very small southern portion of all three proposed lots; wetland maps show a larger area of state wetlands and also indicate the potential presence of federal wetlands on all three proposed lots;
- WHEREAS, the plan shows a stream running through proposed Lot 3; preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that an area of land following this stream on proposed Lot 3 will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, the Environmental Assessment Form (EAF) Mapper Summary Report states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: [countyplanning@ongov.ne](mailto:countyplanning@ongov.ne)

The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # S-16-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Village of Manlius Planning Board at the request of Elish Realty, LLC for the property located at 240 West Seneca Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Seneca Street (Route 173), a state highway, Troop K Road (Route 196), a county highway, and the municipal boundary between the Village of Manlius and the Town of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a 5.48-acre parcel into two proposed lots, Lot 1 (4.655 acres) and Lot 2 (1.587 acres), in a Commercial (C-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-16-384) to change the zoning of proposed Lot 2 from C1 to Residential Multi Use (RM); and
- WHEREAS, the Board took no position with comment on a special permit referral (Z-11-228) for a proposed bank drive-thru in Limestone Commons, with comments encouraging consideration of opportunities for shared parking agreements and cross connections with adjacent parcels and incorporation of site planning principles from the Onondaga County Settlement Plan Traditional Neighborhood Development Guidelines; and
- WHEREAS, the Referral Notice states that the applicant is proposing to construct a 14 unit apartment building (footprint of 7,500 square feet) with parking/driveway on proposed Lot 2, and access is proposed through the existing shopping center parking area on proposed Lot 1; and
- WHEREAS, the Final Plan dated June 6, 2006 (it appears the year should be 2016) shows an existing one story concrete block building on proposed Lot 1 and an existing car wash building on proposed Lot 2; and
- WHEREAS, the Conceptual Layout Plan dated August 2, 2016 shows three proposed attached buildings, with 12 total units, in an "L" shape on the location of the existing car wash and 25 parking spaces; and
- WHEREAS, the Final Plan shows that both proposed lots have frontage and proposed Lot 1 has two existing drives on West Seneca Street, and proposed Lot 2 also has frontage on Brookhill Drive North, a local road; any existing or proposed access on West Seneca Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows Limestone Creek and a NYS Drainage Easement running through both proposed lots; the Environmental Assessment Form (EAF) states that Limestone Creek is a NYSDEC regulated stream and the proposed project

will not impact or affect the protected area; and

WHEREAS, the EAF states that endangered species are expected to be within Limestone Creek and are not considered to be impacted due to the fact that the proposed project will not disturb this area; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if a species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of proposed Lot 1 and almost all of proposed Lot 2 is in or near a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that a few areas of both proposed lots are anticipated to be removed from the SFHA once maps are finalized; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the EAF states that 0.8 acres will be physically disturbed, and the on site stormwater system will discharge into surface waters; the plan shows 20 foot wide sanitary sewer and storm sewer easements running through the site; and

WHEREAS, the Referral Notice states that the site is served by public water and sewer, and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must obtain an access agreement to allow access from proposed Lot 2 to West Seneca Street via the existing driveways on proposed Lot 1. No direct access will be permitted to West Seneca Street from proposed Lot 2 per the New York State Department of Transportation.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Village

engineers regarding any applicable offset requirements.

2. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For information, go to <http://savetherain.us>.

3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

4. Should the Village approve the subdivision and zone change, the future site plan should provide landscape buffering along Limestone Creek.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # S-16-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Cicero Planning Board at the request of David Martin for the property located 8198 Lawton Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to subdivide a 9.932-acre parcel into two new lots (Lot 1 to be 6.64 acres and Lot 2 to be 3.21 acres) in an Agricultural zoning district; and
- WHEREAS, the site is located on Lawton Road, which contains a mix of suburban residential, agricultural and open space land uses, and is located at the boundary of the Towns of Cicero and Clay; and
- WHEREAS, the site currently contains an existing single-family house set back from the road on a gravel drive, with an inground pool and septic system; and
- WHEREAS, per the Preliminary Plan dated August 1, 2016, the house and driveway, including 102 feet of frontage on Lawton Road, would become part of Lot 1 (6.64 acres), and Lot 2 (3.21 acres) would consist of 40 feet of frontage on Lawton Road, and extend behind an existing road front lot, to the rear of the parcel, along the northern portion of the site; and
- WHEREAS, aerial photography and the Preliminary Plan shows a driveway spur from the existing gravel drive to a proposed house site on Lot 2; no new driveways for Lot 2 are shown on the plan; Lawton Road is a Town owned road; and
- WHEREAS, a submitted Septic System Plan shows a proposed 3-bedroom house to be located on proposed Lot 2, with an adjacent raised bed septic system; the existing house is served by an individual septic system, wholly located on proposed Lot 1; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, the rear half of the site contains a wooded lands and mapping shows the site to contain state and federal wetlands and 100-year flood plains; approximate locations of wetlands, 100-foot buffers, and floodplains are indicated on the Preliminary Plan, outside the proposed building area; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and



WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
2. The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site.
3. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
4. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-359

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Abdullwhhab & Nagib Thabet for the property located at 4618 Broad Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is seeking Three-Mile Limit review from the City of Syracuse for a proposal to subdivide a 0.67-acre lot from an approximately 10.8-acre site in a Residential (R-1) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on the subdivision referral (S-16-27) in May 2016, advising the Town to reserve or require a proposed right-of-way/access plan for any potential future development of Proposed New Lot 1, prior to approving an additional frontage parcel on Broad Road; and
- WHEREAS, the Resubdivision Map dated April 1, 2016 shows proposed New Lot 2 (29,244 square feet) with frontage on Broad Road; per aerial photography and a location map on the plan, this section of Broad Road is characterized by small frontage residential lots with surrounding subdivisions; and
- WHEREAS, the map shows an existing residence on proposed New Lot 1 (10.09 acres), and describes the Total Area at 15.56 acres including an adjacent neighboring parcel to the east located within the City of Syracuse (5.47 acres); New Lot 1 is shown with approximately 175' of frontage on Broad Road, a local road; the 5.47 acre lot to the east has existing frontage on a public right-of-way off Majors Drive, a local road within the Town of Onondaga; and
- WHEREAS, the map shows an existing driveway on Broad Road serving the house on proposed New Lot 1; no existing or proposed access is shown for proposed New Lot 2; and
- WHEREAS, the plan states public water and sewers are available for the site; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any

additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-360

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of D.W. Hannig, LSPC for the property located at 3220 Erie Boulevard East; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant seeking Three-Mile Limit review from the City of Syracuse for a proposal to subdivide a 2.85-acre parcel into two new lots, Lot 1 (69,233 square feet) and Lot 2 (54,572 square feet), in a Business zoning district; and
- WHEREAS, the Board previously recommended Modification of the Subdivision referral (S-16-39) in August 2016, requiring access agreements for any shared driveways on Erie Boulevard East, removal of parking shown within the right-of-way (relocated per local Board meeting minutes and the revised plan), and encouraged the installation of sidewalks within the State right-of-way; and
- WHEREAS, the Preliminary Plan dated June 22, 2016 shows an 18,641 square foot one-story concrete block building on proposed Lot 1 (multi-tenant retail/commercial) and a 6,663 square foot one-story stucco and frame building on proposed Lot 2 (formerly Ruby Tuesday), both fronting Erie Boulevard East; and
- WHEREAS, the plan shows three existing drives on Erie Boulevard East, one per proposed lot and one which spans the proposed new lot line; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-361

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of East Syracuse Planning Board at the request of Islamic Cultural Center of Bosniaks in Syracuse for the property located at 720 Hartwell Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Hartwell Avenue (County Route 77), a county road, and the municipal boundary between the Village of East Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing construction of a building to house a religious and cultural facility (mosque) and athletic fields and parking on a 23.8-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board previously recommended No Position on a Site Plan referral (Z-10-428) for an addition to a small commercial building at the front of the site; and
- WHEREAS, the site is located at the edge of East Syracuse adjacent to the Town of DeWitt and the site currently contains a golf driving range and storage of freight containers and other materials near the front of the site; the site is located just north of the CSX rail lines and yard, and adjacent land to the west contains a rail line extending to the north; and
- WHEREAS, the Existing Conditions Plan dated July 14, 2016 further shows an existing 20 foot wide Onondaga County Water Authority Easement running down the middle of the site and turning to the west; the plan also shows an existing 60' wide sanitary sewer easement running approximately 200 feet south from the Hartwell Avenue driveway, and a 20' wide sanitary sewer easement running along Hartwell Avenue; and
- WHEREAS, the Proposed Site Plan shows the proposed 80' x 80' mosque building set back approximately 180 feet from Hartwell Avenue, with 135 parking spaces to the front and side of the building; parking is accessed from a single gated driveway onto Hartwell Avenue, a county road; any existing or proposed access onto Hartwell Avenue must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, it is unclear whether the existing small 1-story building would remain a separate use on the parcel, or be used for the mosque facility; access to the building is shown to occur via the new parking lot, and a chain link fence is shown between the building and the athletic fields; and
- WHEREAS, a sidewalk is shown along the driveway leading to the building, and paver areas are shown around the building and within a proposed fountain and gazebo area set back from the building; a proposed tennis court, basketball court, and soccer field are shown within the lawn areas on the site; and
- WHEREAS, submitted Floor Plans indicate the ground floor to contain a large prayer area,

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

conference room, youth room, cultural heritage room, offices and restrooms, and a lower level with large kitchen, table seating areas for approximately 120, two classrooms, a large playroom, and restrooms; Elevation renderings show a brick façade with decorative window openings, recessed entry, and three fiberglass domes on the roof, as well as an adjacent 50' high Munara tower structure; and

WHEREAS, a detention pond is shown to the rear of the building; per online mapping and the EAF Mapper, the site contains extensive state and federal wetlands and floodplains, tributary to nearby Butternut Creek, and aerial photography shows standing water toward the rear of the site; the site plan shows a partial line labeled Edge of Wetlands as Marked by NYSDEC, which extends near the detention pond; it is unclear whether those indicated wetlands are state or federal, and where the full extent of wetlands occurs on the site; online wetland mapping shows the wetlands and 100 foot wetland buffer to potentially encroach significantly onto proposed development areas on the site, including the building and parking lot, the detention pond, gazebo area and soccer field; the boundary of the 100-year flood zone is shown along undeveloped portions of the site; and

WHEREAS, the site would be served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department must receive written confirmation from the Village of East Syracuse that they own the portion of sanitary sewer proposed to serve this parcel.
2. Any new structures must be sited outside NYS wetlands and applicable buffer areas. The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state and federal wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site.
3. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Town engineers regarding any applicable offset requirements.
2. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. (For information, go to <http://savetherain.us>)

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-362

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Zoning Board of Appeals at the request of Syracuse SMSA Limited Partnership dba Verizon Wireless for the property located at 4898 Grolier Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 173 and State Route 175, both state highways; and
- WHEREAS, the applicant is proposing installation of an unmanned "micro-cell" wireless service facility on the rooftop of an existing apartment building and installation of an equipment cabinet at ground level adjacent to the building, on a 0.20-acre parcel in a P-RC zoning district; and
- WHEREAS, the Board is concurrently reviewing Use Variance (Z-16-363) and Area Variance (Z-16-364) referrals for the project; and
- WHEREAS, per the application materials, a use variance is necessary for the installation and operation of a micro cell wireless telecommunications facility on the roof of an existing building less than 30 feet in height in the P-RC zoning district; an area variance is required where the easternmost edge of the equipment compound is approximately 15 feet from the parcel boundary, where 20 feet is required; and
- WHEREAS, the site is located at the center of the Onondaga Hill development node at the intersection of West Seneca Turnpike, Onondaga Road, and South Avenue, with the subject building fronting on Grolier Road; and
- WHEREAS, the parcel contains a two-story multi-family apartment building and parking on the Grolier Road frontage; and
- WHEREAS, per the Overall Site Plan and submitted narrative, a 4' x9' lease area on the roof of the building would contain a rooftop "micro-cell" antennae (extending approximately 7 feet above the existing roof peak), which are to 'consist of inconspicuous, small form-factor installations consisting of one or more radio transceivers, antennas, interconnecting cables, power supply and other associated electronics'; and
- WHEREAS, on the east side of the building at ground level, a proposed 6' x 8' exterior ground equipment lease area is shown surrounded by wood stockade fencing and siding; and
- WHEREAS, a proposed 5' wide utility easement for proposed underground utilities is shown to connect the fenced area to an existing utility pole location along West Seneca Turnpike/South Avenue; and
- WHEREAS, vehicular access to the site is shown via the existing paved parking lot on Grolier Road, a local road; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-363

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Syracuse SMSA Limited Partnership dba Verizon Wireless for the property located at 4898 Grolier Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 173 and State Route 175, both state highways; and
- WHEREAS, the applicant is proposing a use variance for the installation of an unmanned "micro-cell" wireless service facility on the rooftop of an existing apartment building and installation of an equipment cabinet at ground level adjacent to the building, on a 0.20-acre parcel in a P-RC zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-16-362) and Area Variance (Z-16-364) referrals for the project; and
- WHEREAS, per the application materials, a use variance is necessary for the installation and operation of a micro cell wireless telecommunications facility on the roof of an existing building less than 30 feet in height in the P-RC zoning district; an area variance is required where the easternmost edge of the equipment compound is approximately 15 feet from the parcel boundary, where 20 feet is required; and
- WHEREAS, the site is located at the center of the Onondaga Hill development node at the intersection of West Seneca Turnpike, Onondaga Road, and South Avenue, with the subject building fronting on Grolier Road; and
- WHEREAS, the parcel contains a two-story multi-family apartment building and parking on the Grolier Road frontage; and
- WHEREAS, per the Overall Site Plan and submitted narrative, a 4' x9' lease area on the roof of the building would contain a rooftop "micro-cell" antennae (extending approximately 7 feet above the existing roof peak), which are to 'consist of inconspicuous, small form-factor installations consisting of one or more radio transceivers, antennas, interconnecting cables, power supply and other associated electronics'; and
- WHEREAS, on the east side of the building at ground level, a proposed 6' x 8' exterior ground equipment lease area is shown surrounded by wood stockade fencing and siding; and
- WHEREAS, a proposed 5' wide utility easement for proposed underground utilities is shown to connect the fenced area to an existing utility pole location along West Seneca Turnpike/South Avenue; and
- WHEREAS, vehicular access to the site is shown via the existing paved parking lot on Grolier Road, a local road; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-364

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Syracuse SMSA Limited Partnership dba Verizon Wireless for the property located at 4898 Grolier Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 173 and State Route 175, both state highways; and
- WHEREAS, the applicant is requesting an area variance to allow installation of an unmanned wireless service facility on the rooftop of an existing building structure and installation of an equipment cabinet at ground level adjacent to the building on a 0.20-acre parcel in a P-RC zoning district; and
- WHEREAS, the Board is concurrently reviewing Use Variance (Z-16-363) and Site Plan (Z-16-362) referrals for the project; and
- WHEREAS, per the application materials, a use variance is necessary for the installation and operation of a micro cell wireless telecommunications facility on the roof of an existing building less than 30 feet in height in the P-RC zoning district; an area variance is required where the easternmost edge of the equipment compound is approximately 15 feet from the parcel boundary, where 20 feet is required; and
- WHEREAS, the site is located at the center of the Onondaga Hill development node at the intersection of West Seneca Turnpike, Onondaga Road, and South Avenue, with the subject building fronting on Grolier Road; and
- WHEREAS, the parcel contains a two-story multi-family apartment building and parking on the Grolier Road frontage; and
- WHEREAS, per the Overall Site Plan and submitted narrative, a 4' x9' lease area on the roof of the building would contain a rooftop "micro-cell" antennae (extending approximately 7 feet above the existing roof peak), which are to 'consist of inconspicuous, small form-factor installations consisting of one or more radio transceivers, antennas, interconnecting cables, power supply and other associated electronics'; and
- WHEREAS, on the east side of the building at ground level, a proposed 6' x 8' exterior ground equipment lease area is shown surrounded by wood stockade fencing and siding; and
- WHEREAS, a proposed 5' wide utility easement for proposed underground utilities is shown to connect the fenced area to an existing utility pole location along West Seneca Turnpike/South Avenue; and
- WHEREAS, vehicular access to the site is shown via the existing paved parking lot on Grolier Road, a local road; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-365

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Park Outdoor Advertising of NY, Inc. for the property located at 200 Vine Street to Winton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to relocate an existing billboard on a 1.15-acre parcel in an IA zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral for a nearby conversion of an existing static billboard to a digital sign by the same applicant (Z-16-366); and
- WHEREAS, per a letter from park Outdoor Advertising to the City of Syracuse dated August 31, 2016, the applicant notes that the NYS Department of Transportation's Design/Build project for Route 690 between Teall Avenue and Beech Street is being expedited and will be "taking" three of the applicant's billboards, which are proposed to be relocated on the same property; the letter notes they have been working with NYSDOT and "have locations on the same parcels that will work for POA and the DOT."; and
- WHEREAS, the letter further acknowledges that in order to comply with City of Syracuse spacing requirements for billboards, the applicant will not seek to rebuild another affected billboard on the south side of I-690 which will also be affected by the property takings; and
- WHEREAS, per a New York State Department of Transportation Acquisition Map marked Unofficial and time stamped February 23, 2016, the DOT taking will encompass 0.424 acres along the highway boundary of varying depth, and the plan has been modified by the applicant to show the location of the proposed billboard just north of the land to be taken in the general vicinity of the existing billboard to be removed; and
- WHEREAS, the site currently contains a commercial storage yard, the existing billboard to be removed, and vehicular access onto Vine Street, a local road; and
- WHEREAS, per the billboard specifications, the static billboard face will be two sided in a v-shape with each face measuring 10'6" x 40', on a single pole to rise 40 feet adjacent to the elevated highway; and
- WHEREAS, signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and are not subject to State or Federal regulation; signs with any other content are considered off-premises signs and those that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the

highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant and city are advised to ensure the appropriate approvals are obtained from the New York State Department of Transportation for the proposed billboard.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-366

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Park Outdoor Advertising of NY, Inc. for the property located at 1854 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to convert an existing static billboard to a digital billboard on a 0.53-acre parcel in an IA zoning district; and
- WHEREAS, the site currently contains an existing house structure and parking area connected to a neighboring parking lot, and is located along the I-690 onramp from Burnet Avenue near Midler Avenue; and
- WHEREAS, per the local application, the current structure has two static faces, and the applicant is seeking to convert the east facing sign to a digital sign, to comply with city and state regulations regarding illumination and duration of messages; lighting and display details were included with the referral materials; and
- WHEREAS, per a letter from park Outdoor Advertising to the City of Syracuse dated August 11, 2016, the applicant notes the sign will be tied to the "Amber Alert" program; and
- WHEREAS, the Site Plan dated November 19, 2015 shows a 10'6" x 40' billboard face, full flag 20' "V" structure, with "Upgrade for LED Board added to 1 side" noted, and the overall height at 36'9" from the ground; and
- WHEREAS, the proposed Commercial Electronic Variable Message Sign (CEVMS) must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the New York State Department of Transportation regulation criteria for Commercial Electronic Variable Messaging Signs (CEVMS), best practices to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions which place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment; the regulations further outline maximum brightness levels for day and night, and note that stricter regulations should be implemented if accidents increase in CEVMS locations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant and city are advised to ensure appropriate approvals are obtained from the New York State Department of Transportation for the proposed commercial electronic variable message sign.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-367

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of JC Land Fund, LLC / Joseph Hucko for the property located at 530 South Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing construction of a dog daycare facility, including parking, rooftop garden, exterior green space and signage, on a 1.3-acre lot in a Central Business-General Service A (CBD-GSA) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on a use variance referral (Z-15-435) for the project, advising the city to ensure permanent access and parking arrangements for the proposed business, given the proposed multiple primary uses of the parcel; and
- WHEREAS, per the referral materials and aerial photography, the project site is located at the southern end of an irregularly-shaped parcel along the elevated railroad tracks which contains parking and a former train station which currently contains offices; surrounding uses are apartment buildings, offices, and associated parking; and
- WHEREAS, the Site Plan dated July 26, 2016 and associated drawings show a proposed 3,575 square foot building with adjacent pervious green space on the above-grade parking lot along the tracks; new guard rails and a new stairway are shown along/leading down to the adjacent existing parking lot below at grade with South Clinton Street, a local road; and
- WHEREAS, the Elevations dated November 18, 2015 show a large glass entryway, vertical red metal siding, and horizontal metal siding along the top and underneath window openings; and
- WHEREAS, the granted use variance resolution further notes the facility will include an outdoor recreation area with a ramp, reflection pool, and shade trees; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with municipal engineers regarding any applicable offset requirements.
2. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For information, go to <http://savetherain.us>.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-368

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Multiple (945 East Genesee Street Mixed Use) for the property located at Multiple Addresses (Irving, South Crouse, East Fayette, East Genesee); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 244-unit mixed-use apartment building with allowances for lot coverage, density, front yard and side yard setbacks, on a 2.15-acre site in a BA zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral for the project (Z-16-369); and
- WHEREAS, the Board recently recommended No Position With Comment on a referral (S-16-71) to combine seven properties into one new lot of 2.15 acres in order to construct a mixed use apartment building in a BA zoning district, citing wastewater coordination and urban design considerations; and
- WHEREAS, the site is located on a city block in the University Hill neighborhood, with frontage on the Connective Corridor (E. Genesee Street), as well as Irving Avenue, East Fayette Street, and South Crouse Avenue, all city streets and part of a traditional block pattern; and
- WHEREAS, the site currently contains three brick buildings (to be demolished) and associated parking, and surrounding land uses are relatively dense and urban, and include retail, office, medical office, institutional and residential; the remainder of the block contains two attached brick single-story buildings fronting on Genesee Street, containing restaurants and a deli, and 4-story multi-family apartment building at the corner of Irving Avenue and East Fayette Street; and
- WHEREAS, per the local application and EAF, the project is described as a 7-story 81,535 square foot (footprint) apartment building with 244 units, retail space, residential and parking at the ground level, underground parking and exterior parking totaling 274 parking spaces, and site improvements to include driveways, sidewalks, streetscape improvements and landscaping and utilities; and
- WHEREAS, per a letter from the project engineer, area variances are being sought for structural coverage of 87.45% where 40% maximum is allowed, for a density of 382 square feet per unit where 1,000 square foot per unit minimum is allowed, front yard building setback of 1.45-7.22 feet where 10 feet minimum is allowed, and a side yard building setback of 6.30 feet where 12 feet

minimum is allowed; and

WHEREAS, per the letter, the applicant claims the requested lot coverage variance is not substantial in that the majority of uses in the zoning district are allowed 100% structural coverage, and while this use is classified as apartments, it also includes retail and amenity space, and the density is appropriate as the apartments are to be student housing; setbacks are also noted as non-substantial; and

WHEREAS, the letter cites the project will be consistent with the City of Syracuse Land Use Plan and create an extension of the University area into downtown, as intended by the Connective Corridor, which travels along East Genesee Street; and

WHEREAS, per the Residential Unit Mix matrix, the building will contain a mix of apartments ranging from studio to four-bedroom, four-bathroom units; the ground level will include 9,000 square feet of amenity space and 2,830 square feet of retail square footage, a 14,500 square foot raised courtyard, bike lounge for 175 bikes, garage entries and loading areas, parking and apartment units; the third floor plan includes 2,050 square feet of fitness space, a raised roof deck, and an open area to the courtyard below; and

WHEREAS, elevation drawings show the East Genesee Street frontage and portions of the South Crouse Avenue to contain storefront sheet window glazing along retail and amenity areas; the remainder of street level frontages are to contain brick masonry walls with garage “window” openings with aluminum mesh panels in most locations; per the site layout plan, existing and new concrete sidewalk, tree pits, and brick paver treatments are to occur along building frontages primarily on East Genesee Street, Crouse Ave, and a portion of East Fayette Street; and

WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the EAF a total of 2.25 acres is to be disturbed, and the EAF notes that stormwater will be collected with roof leaders, stored and treated on site and discharged at an approved rate to established stormwater conveyance systems in the right-of-way; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the

municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Given the location and scale of the proposed site, the City and applicant are encouraged to ensure that any proposed development includes a high-quality pedestrian environment and consistency in building design and scale with neighboring uses and the objectives of the Connective Corridor. Incorporation of accessible and active retail frontage along East Genesee Street and Crouse Avenue are particularly encouraged.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with municipal engineers regarding any applicable offset requirements.
3. The applicant and City are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces, capturing stormwater for reuse within the site, or use of other green infrastructure strategies for urban environments. For information, go to <http://savetherain.us>.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-369

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Multiple (945 E. Genesee Street Mixed Use) for the property located at Multiple Addresses (Irving, South Crouse, East Fayette, East Genesee); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing project site review to demolish three existing buildings and construct a 7-story mixed use apartment building with 244 units on a 2.15-acre site in a BA zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral for the project (Z-16-368); and
- WHEREAS, the Board recently recommended No Position With Comment on a referral (S-16-71) to combine seven properties into one new lot of 2.15 acres in order to construct a mixed use apartment building in a BA zoning district, citing wastewater coordination and urban design considerations; and
- WHEREAS, the site is located on a city block in the University Hill neighborhood, with frontage on the Connective Corridor (E. Genesee Street), as well as Irving Avenue, East Fayette Street, and South Crouse Avenue, all city streets and part of a traditional block pattern; and
- WHEREAS, the site currently contains three brick buildings (to be demolished) and associated parking, and surrounding land uses are relatively dense and urban, and include retail, office, medical office, institutional and residential; the remainder of the block contains two attached brick single-story buildings fronting on Genesee Street, containing restaurants and a deli, and 4-story multi-family apartment building at the corner of Irving Avenue and East Fayette Street; and
- WHEREAS, per the local application and EAF, the project is described as a 7-story 81,535 square foot (footprint) apartment building with 244 units, retail space, residential and parking at the ground level, underground parking and exterior parking totaling 274 parking spaces, and site improvements to include driveways, sidewalks, streetscape improvements and landscaping and utilities; and
- WHEREAS, per a letter from the project engineer, area variances are being sought for structural coverage of 87.45% where 40% maximum is allowed, for a density of 382 square feet per unit where 1,000 square foot per unit minimum is allowed, front yard building setback of 1.45-7.22 feet where 10 feet minimum is allowed, and a side yard building setback of 6.30 feet where 12 feet



minimum is allowed; and

WHEREAS, per the letter, the applicant claims the requested lot coverage variance is not substantial in that the majority of uses in the zoning district are allowed 100% structural coverage, and while this use is classified as apartments, it also includes retail and amenity space, and the density is appropriate as the apartments are to be student housing; setbacks are also noted as non-substantial; and

WHEREAS, the letter cites the project will be consistent with the City of Syracuse Land Use Plan and create an extension of the University area into downtown, as intended by the Connective Corridor, which travels along East Genesee Street; and

WHEREAS, per the Residential Unit Mix matrix, the building will contain a mix of apartments ranging from studio to four-bedroom, four-bathroom units; the ground level will include 9,000 square feet of amenity space and 2,830 square feet of retail square footage, a 14,500 square foot raised courtyard, bike lounge for 175 bikes, garage entries and loading areas, parking and apartment units; the third floor plan includes 2,050 square feet of fitness space, a raised roof deck, and an open area to the courtyard below; and

WHEREAS, elevation drawings show the East Genesee Street frontage and portions of the South Crouse Avenue to contain storefront sheet window glazing along retail and amenity areas; the remainder of street level frontages are to contain brick masonry walls with garage “window” openings with aluminum mesh panels in most locations; per the site layout plan, existing and new concrete sidewalk, tree pits, and brick paver treatments are to occur along building frontages primarily on East Genesee Street, Crouse Ave, and a portion of East Fayette Street; and

WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the EAF a total of 2.25 acres is to be disturbed, and the EAF notes that stormwater will be collected with roof leaders, stored and treated on site and discharged at an approved rate to established stormwater conveyance systems in the right-of-way; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the

municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Given the location and scale of the proposed site, the City and applicant are encouraged to ensure that any proposed development includes a high-quality pedestrian environment and consistency in building design and scale with neighboring uses and the objectives of the Connective Corridor. Incorporation of accessible and active retail frontage along East Genesee Street and Crouse Avenue are particularly encouraged.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with municipal engineers regarding any applicable offset requirements.
3. The applicant and City are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces, capturing stormwater for reuse within the site, or use of other green infrastructure strategies for urban environments. For information, go to <http://savetherain.us>.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-370

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Catherine James - Alzheimers Association for the property located 441 West Kirkpatrick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway, and the Inner Harbor, a state-owned facility; and
- WHEREAS, the applicant is proposing a parking lot expansion on a 0.69-acre parcel in a Lakefront T5 zoning district; and
- WHEREAS, the Board previously recommended No Position on a site plan (Z-11-342) to reconstruct a shed on site; and
- WHEREAS, the site is located in a transitional area within the Syracuse Lakefront, near the Syracuse Inner Harbor and lands being redeveloped for commercial, residential and mixed use, and also near longstanding commercial and industrial land uses; and
- WHEREAS, the Layout Plan dated September 14, 2016 shows the existing single-story masonry building, rear patio and garden area to remain, as well as existing asphalt parking and access areas to remain with parking for approximately 23 vehicles; and
- WHEREAS, proposed asphalt parking would be added within a grassed and fenced area to the rear of the existing larger parking areas, adding 24 spaces and a small concrete curbed grassed island; and
- WHEREAS, vehicular access for the new parking would occur from two 24' driveways; the plan notes approximately 150 feet of flush curbline along West Kirkpatrick Street, a city street, which provides for direct access to parking spaces along the road frontage, and allows for backing into the road right-of-way; a separate dropoff area with small parking area is also located on Kirkpatrick Street; and
- WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities;" and
- WHEREAS, inconsistencies are noted between the proposed parking accommodations and the T-5 zoning district requirements and objectives of the Syracuse Lakefront Master Plan, including parking located within the front layer of the site, lack of vertical screening and/or landscaping of parking areas, unrestricted driveway/parking along the road frontage, and lack of sidewalks and planting strips along the right-of-way; and

WHEREAS, a lighting plan was submitted with the referral, and plans show the addition of three 18' light poles along the new parking area; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The City and the applicant are encouraged to be mindful of the intent of the Lakefront Master Plan and zoning district requirements, in particular keeping to a walkable urban scale and form through design of parking accommodations. Every municipal review provides the opportunity to improve community appearance and functionality, and the municipality and applicant are encouraged to adhere to parking and screening standards, and provision of pedestrian accommodations where applicable. Additionally, unrestricted driveways and parking which allows for backing of vehicles into the right of way is discouraged for safety reasons.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-371

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Carol Stever for the property located at 5194 Bear Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Bear Road and Allen Road, both county owned roads; and
- WHEREAS, the applicant is requesting an area variance for a reduction of the highway overlay from 250 feet to 201.01 feet to allow for a two-lot subdivision on a 1.26-acre parcel in a Residential (R-7.5) zoning district; and
- WHEREAS, the Variance Map dated July 18, 2016 shows the existing 1.26 acre parcel with a single-family house, frame garage, and two sheds on the site, located at the corner of Bear Road (County Route 191) and Allen Road (County Route 205); and
- WHEREAS, the proposed subdivision would create Lot 1 (0.97 acres) to contain the existing structures and the entirety of frontage on Bear Road, and would measure 184' x 201'; Lot 2 would be 0.32 acres (184' x 70') with frontage on Allen Road; and
- WHEREAS, per the Highway Overlay District, lots situated at the intersection of a Type A, B or C highway and a minor highway or a nondesignated highway shall have a minimum depth, measured along the nondesignated ROW, of 250 feet from the Type A, B or C highway right-of-way edge; Proposed Lot 1 is shown with a lot depth from Bear Road of 201 feet; and
- WHEREAS, Lot 1 shows an existing residential driveway onto Allen Road; per the Onondaga County Department of Transportation, no access shall be permitted directly onto Bear Road; and
- WHEREAS, the Variance Map shows lands within 40 feet of the centerline of both Bear Road and Allen Road labeled "Lands to be conveyed to Onondaga County", and line labeled "Proposed Road Boundary"; and
- WHEREAS, a 20' x 20' area at the southeast corner of proposed Lot 2 is labeled as a sanitary sewer easement; and
- WHEREAS, the existing house is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road pump station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

For any future development on either proposed lot, the applicant is advised:

1. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way, and location of driveways will be determined by the availability of sight distance.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with municipal engineers regarding any applicable offset requirements.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-373

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Ester Totari for the property located at 2608 Lodi Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a restaurant in a former plumbing service office on a 0.23-acre parcel in an IA zoning district; and
- WHEREAS, per the city application, the applicant proposes to convert an existing office and plumbing service business to a "pizza restaurant / convenience [sic]", to operate 10am-10pm seven days a week, with two employees on premises; the Site Plan dated August 17, 2016 notes 312 square feet of restaurant seating, and 779 square feet of retail space within the building; and
- WHEREAS, the Site Plan dated 2016 shows the existing one-story block building to remain, and existing parking lot and driveway to remain, with 17 parking spaces and snow storage areas indicated; an existing sidewalk is shown crossing the frontage, and an area at the front of the parcel is labeled grass where pavement is to be removed for a landscape buffer; existing fencing and a gate at the front of the parcel are to be removed; and
- WHEREAS, the site has 62 feet of frontage and a driveway onto Lodi Street, a city street; and
- WHEREAS, per a signage waiver justification, the applicant is seeking to add a lighted awning to the building (36' x 3') with lettering measuring 20' x 2' (40 square feet), which requires a waiver; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the

acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-374

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Center for Community Alternatives / Freedom Commons for the property located at 450 Burt Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing construction of a 3 story, 54 unit apartment building on a 1.56-acre parcel in a BA zoning district; and
- WHEREAS, the Board previously recommended No Position on a Subdivision referral (S-15-51) to combine 15 vacant parcels into a 1.61 acre lot for the project; and
- WHEREAS, the site is located on a city block bound by Burt Street, South McBride Street, Van Buren Street, and Oakwood Avenue, and contains vacant land recently resubdivided for the project, a National Grid power facility, and three two-story multi-family housing units and community use buildings along Oakwood Avenue; the site is located south of Downtown and east of University Hill; and
- WHEREAS, the prior city application included with the 2015 subdivision referral stated that the Syracuse Housing Authority has partnered with the Center for Community Alternatives, Inc. to develop and construct a mixed-income and supportive housing building that will contain 54 units and 3 emergency shelter units; and
- WHEREAS, a current project description states that 9 of the units will house homeless individuals and families, and the remaining 46 units will be available as permanent affordable housing for low income individuals and families that meet the need criteria; the building will also contain a community room, library/training center, dining room with kitchen, laundry room, office and conference space; and
- WHEREAS, the Site Plan shows a T-shaped building, three stories total, with significant frontage along Burt Street, and primary entrances along Burt Street and at the interior of the site facing Van Buren Street; elevation renderings show fiber cement plank siding, with prefabricated composite metal panels in select locations, and rendering show window and door openings along the road frontages, including along Burt Street, the primary frontage; and
- WHEREAS, a playground area, covered table area, walkways and grassed areas with bio-retention plantings are shown around the building, with significant landscaping in green areas and along road frontages; vertical landscape screening is shown near parking areas and property boundaries in select locations; existing sidewalks surround the entire block; and

WHEREAS, the description and Site Plan dated August 30, 2016 indicate 24 parking spaces with two driveway entrances, on South McBride and Van Buren Streets, serving the building, with additional parking being provided across the street from the site (location not noted) on property owned by the applicant; on-street parking is also shown along Burt Street; and

WHEREAS, the site will be served by public water and sewer and is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with municipal engineers regarding any applicable offset requirements.
2. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces, capturing stormwater for reuse within the site, or use of other green infrastructure strategies for urban environments. For information, go to <http://savetherain.us>.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-375

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Bruce Pollack for the property located at 3996 Box Car Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway, and Milton Avenue (County Route 297), and Warners Road (County Route 173); and
- WHEREAS, the applicant proposes to construct 8 "flex space" buildings on a 9.6 acre parcel in a Commercial (C-4) zoning district; and
- WHEREAS, the site is bound by NYS Route 5 to the north and railroad tracks and Milton Avenue to the south, and has limited vehicular access only via Box Car Lane, a cul-de-sac serving this site and adjacent parcels and leading to Milton Avenue; and
- WHEREAS, per the submitted Project Narrative, Flex Business Space would supply space for small businesses, contractors, and professional service businesses to incubate and operate out of, until they become large enough to require their own building and site; and
- WHEREAS, the narrative states the proposal would entail a total of 8 buildings, of which 2 would house flex space tenants – approximately 6 tenants per building, each with their own warehouse space, office space and restrooms, with public parking with front access and entry porches, and private rear access; at the rear of the building, overhead doors and a loading dock would be available; the remaining 6 buildings would contain a varying number of indoor storage spaces; and
- WHEREAS, the Layout, Utility & Planting Plan dated August 17, 2016 shows two existing small commercial buildings and parking lot for 16 cars to remain at the east end of the site near Box Car Lane; a driveway entrance would be added from the parking lot to serve the remainder of the site, which shows a 18,000 square foot U-shaped building with loading dock, segmented into 12 tenant spaces, as well as 5 separate buildings to the east ranging from 3,200-9,600 square feet each, as well as parking for 41 vehicles; and
- WHEREAS, the plan shows a reputed 24" existing waterline running just south of the site, with a proposed easement and water line with hydrant running north into the property, and 2" line running to the flex space building; the plan also shows a proposed 6" gravity lateral sewer line running from the existing buildings to the new flex space building; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant and West Side Pump Station service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of

2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, referral materials also included grading and drainage plans, showing detention basins to the north and south of the proposed buildings; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Town engineers regarding any applicable offset requirements.

3. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. (For information, go to <http://savetherain.us>)

4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

5. The Town and applicant are advised to consult with emergency service providers regarding safe and adequate access for fire and rescue vehicles.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-376

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Fine Swine, Inc. for the property located at 4221 Fay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Fay Road, a county owned road; and
- WHEREAS, the applicant proposes to construct an outdoor deck, vestibule and overhang for a restaurant in an existing building on a 1.2 acre parcel in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Use Variance referral (Z-16-252) for the project to allow an outdoor dining area and bar, with requirements for traffic data and recommendations for additional landscaping, driveway delineation and management of stormwater; and
- WHEREAS, the site is located in a primarily residential area between Route 173 and Onondaga Boulevard; and
- WHEREAS, per the referral form, the main building is currently set back 18.5 feet (70 feet required) from the Fay Road right-of-way as a legal nonconforming structure, which requires a special permit for any structural alterations or renovations; and
- WHEREAS, per a partial undated survey and aerial photography, the site occupies two parcels along Fay Road, one of which contains an existing frame house, two barn/storage buildings, an existing two-story frame restaurant building, and a parking lot which continues onto the adjacent parcel to the east; and
- WHEREAS, per the referral materials, the applicant wishes to construct a deck on the restaurant which would be accessible only from inside the restaurant and wrap around the southeastern corner of the building; the applicant notes it will be used as a "smoking deck" to accommodate smoking patrons; and
- WHEREAS, per submitted renderings, the deck would extend approximately 8 feet from the building on two sides, and would be set back approximately 30 feet from the right-of-way; the front entryway would also be extended toward the parking lot approximately the same depth as the proposed deck; and
- WHEREAS, the Site-Parking Plan also shows an extended parking area, with paved area added to the front and side of the house at the rear of the parcel, on currently grassed land; the plan shows parking for 50 cars (40 required per plan); the layout of parking spaces 47-50 may necessitate backing of vehicles into the right-of-way, and spaces 12-13 may be difficult to access; and
- WHEREAS, per the partial survey and aerial photography, the site currently has two existing curb cuts on Fay Road, which must meet the requirements of the

Onondaga County Department of Transportation; small curbed asphalt islands delineate the driveways, and no landscaping or sidewalks are shown within the front yard; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; a sanitary sewer easement (county) and power lines are shown along the front of the site; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the survey shows an existing sign in front of the building, which aerial photography shows to be an externally lit pole sign; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding parking and access. The Department advises that no parking, loading, or backing of vehicles into the county right-of-way will be permitted, and no additional access to Fay Road will be permitted.
2. The Board encourages the Town and applicant to incorporate more landscaping on site, including to delineate driveway and parking areas, and along the frontage of the site in consideration of the surrounding residential character and to mitigate stormwater runoff.

**The motion was made by Bill Fisher and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-377

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Robert & Kathleen Vinciguerra for the property located at 4827 Broad Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 173, a state highway, and Broad Road, a county road; and
- WHEREAS, the applicant is requesting a use variance to allow a dental office use on a 0.6 acre parcel containing an existing single-family house in a One-Family Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-16-378) for a building setback of 77 feet where 140 feet is required and 16 parking spaces where 28 is required for the proposed use; and
- WHEREAS, the Board recommended Disapproval of a use variance (Z-05-173) due to insufficient space to provide commercial parking and an inadequate driveway setback from the intersection of Broad Road and Route 173; the Board recommended Disapproval of a Use Variance (Z-09-06) to allow the current applicant to operate a dental office, citing inconsistencies with the Town of Onondaga 2007 Master Plan, a pending corridor plan for Routes 173 and 175, driveway standards, and incompatibility of uses; and
- WHEREAS, per the referral material and Site Concept Plan dated September 20, 2016, the applicant proposes that the existing house on the parcel be demolished and driveway removed, and a new 2,800 square foot office building be constructed with parking for 16 cars and a driveway onto Broad Road, to house a dentist office; and
- WHEREAS, the applicant indicates in the use variance application that the property has been listed for sale for 2.5 years with no residential interest, only commercial, and the highest and best use is now medical/professional use; the applicant further notes the area has changed and the site is more conducive for business related enterprises; and
- WHEREAS, the plan shows the building would be set back 78 feet from West Seneca Turnpike, with the entirety of the building within the 140 foot arterial setback; adjacent houses to the west are set back over 100 feet from the right-of-way, but less than the required 140 feet, as is the existing house on the site; and
- WHEREAS, the plan shows employee and patient parking areas to the side and rear of the building totaling 16 spaces, with a layout for an additional 10 spaces, presumably in reserve, totaling a potential for 26 spaces where 28 are required per the zoning code; the applicant cites research that the Institute for

Transportation Engineers Journal notes a parking generation rate for Medical/Dental Clinics/Offices of 4.5 spaces per 1,000 square feet (13 spaces), where Town code requires 1 space per 100 feet (28 spaces); and

WHEREAS, the proposed driveway onto Broad Road is set back approximately 120 feet from the intersection with West Seneca Turnpike, and must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The Board also offers the following comments:

1. No access will be allowed to Route 173 as per the New York State Department of Transportation.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Town engineers regarding any applicable offset requirements.
3. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. (For information, go to <http://savetherain.us>)

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-378

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Robert & Kathleen Vinciquerra for the property located at 4827 Broad Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 173, a state highway, and Broad Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to allow a dental office on a 0.6 acre parcel containing an existing single-family house with a set back of 77' where 140' is required in a One-Family Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-16-377) to allow operation of a dental office for the proposed use; and
- WHEREAS, the Board recommended Disapproval of a use variance (Z-05-173) due to insufficient space to provide commercial parking and an inadequate driveway setback from the intersection of Broad Road and Route 173; the Board recommended Disapproval of a Use Variance (Z-09-06) to allow the current applicant to operate a dental office, citing inconsistencies with the Town of Onondaga 2007 Master Plan, a pending corridor plan for Routes 173 and 175, driveway standards, and incompatibility of uses; and
- WHEREAS, per the referral material and Site Concept Plan dated September 20, 2016, the applicant proposes that the existing house on the parcel be demolished and driveway removed, and a new 2,800 square foot office building be constructed with parking for 16 cars and a driveway onto Broad Road, to house a dentist office; and
- WHEREAS, the applicant indicates in the use variance application that the property has been listed for sale for 2.5 years with no residential interest, only commercial, and the highest and best use is now medical/professional use; the applicant further notes the area has changed and the site is more conducive for business related enterprises; and
- WHEREAS, the plan shows the building would be set back 78 feet from West Seneca Turnpike, with the entirety of the building within the 140 foot arterial setback; adjacent houses to the west are set back over 100 feet from the right-of-way, but less than the required 140 feet, as is the existing house on the site; and
- WHEREAS, the plan shows employee and patient parking areas to the side and rear of the building totaling 16 spaces, with a layout for an additional 10 spaces, presumably in reserve, totaling a potential for 26 spaces where 28 are required per the zoning code; the applicant cites research that the Institute for Transportation Engineers Journal notes a parking generation rate for

Medical/Dental Clinics/Offices of 4.5 spaces per 1,000 square feet (13 spaces), where Town code requires 1 space per 100 feet (28 spaces); and

WHEREAS, the proposed driveway onto Broad Road is set back approximately 120 feet from the intersection with West Seneca Turnpike, and must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The Board also offers the following comments:

1. No access will be allowed to Route 173 as per the New York State Department of Transportation.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Town engineers regarding any applicable offset requirements.
3. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. (For information, go to <http://savetherain.us>)

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-379

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Fabius Town Board at the request of Town of Fabius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36; and
- WHEREAS, new community Flood Insurance Rate Maps (FIRM) are being enacted by FEMA in November of 2016; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) has issued model regulations to replace existing regulations related to FEMA requirements associated with maps; and
- WHEREAS, municipalities are in the process of adopting updated Flood Damage Prevention regulations in order to comply with National Flood Insurance Program (NFIP) requirements; and
- WHEREAS, per the model local law, any changes made to the model regulations must be reviewed by the community's attorney and either the NYS DEC or the FEMA before enacting, and a list of any changes to this model must be provided at the time of filing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-380

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Keller Williams Realty for the property located at 5701 Enterprise Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road, a state highway; and
- WHEREAS, the applicant is proposing to renovate a currently vacant building to include new interior office space and slight exterior modifications on a 2.0-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the Referral Notice states that the proposed exterior modifications include concrete block wing walls to match the existing walls, with canopy structures in between the walls; the Referral Notice states that the parking lot would be expanded by 14 spaces; and
- WHEREAS, the Grading/Drainage Site Plan dated August 20, 2016 shows the existing 15,376 square foot building, existing parking areas on the east/northeast and west sides of the building, and the proposed parking area on the south side of the building; and
- WHEREAS, the plan shows two existing driveways on Enterprise Parkway, a local road; the plan shows that each driveway leads to one of the existing parking areas and the proposed parking area would access both driveways, connecting all the parking areas; and
- WHEREAS, the Environmental Assessment Form (EAF) states that 0.19 acres will be physically disturbed and the new proposed parking lot will drain into the same drainage structure that now exists; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer service; the site is located in the Ley Creek Pump Station and Metropolitan Syracuse Wastewater Treatment Plant service areas; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the



Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the EAF Mapper Summary Report states that the site is located within 2,000 feet of a DEC Remediation Site; and

WHEREAS, the EAF Mapper Summary Report states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF Mapper Summary Report indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Town engineers regarding any applicable offset requirements.
2. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For information, go to <http://savetherain.us>.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-381

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Butternut Creek Golf Course for the property located at 5050 Jamesville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road, a county highway; and
- WHEREAS, the applicant is proposing several renovations and additions to the existing clubhouse and other site improvements to an existing golf course on a 46.07-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Referral Notice states that the applicant proposes to enclose a portion of the existing clubhouse porch to provide a proshop and storage (390 square feet), construct an addition on the north side of the existing clubhouse to provide a classroom and multi-use room (1,252 square feet), relocate existing propane tank filling services elsewhere on site, and construct a new practice green adjacent to Butternut Creek; and
- WHEREAS, the Overall Site Plan dated September 26, 2016 shows the existing clubhouse building with proposed building addition, porch enclosure and bike rack, the relocated propane services including a propane pay building, propane filling building and propane tank area, 22 existing parking spaces, existing maintenance building, practice green, driving range tee boxes, proposed practice green and chipping area, and a gravel cart path and bridge leading from the parking area to the golf course; and
- WHEREAS, the plan shows delineated areas of state wetlands and the 100 foot buffer near the project area; wetland maps show much larger areas of state wetland on site and also indicate a potential area of federal wetlands east of the project area on the golf course portion of the site; it appears that the proposed practice green would be located at least partially within this mapped state wetland area; and
- WHEREAS, the plan shows an existing asphalt entry drive on Jamesville Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a drawing of the proposed practice green shows the 12,500 square foot green, the chipping area, and an adjacent tee area; the drawing shows the green 18-20 feet from the creek bank; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form (EAF) states that 0.6 acres will be physically disturbed and existing drainage patterns will remain; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the majority of this site to the east of the buildings is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the area in the the SFHA would change slightly once maps are finalized; the proposed practice green and chipping area would be located in the floodplain; and

WHEREAS, a memorandum from the applicant's consultant dated September 26, 2016 in response to a letter from the Planning Board notes that the Planning Board requested that the applicant place deciduous shade trees along the edge of the proposed practice green to maintain a shaded buffer along the creek bank, and a comparable number of trees should be planted to offset the mature trees being removed; the response stated that shade trees have not been shown adjacent to the proposed practice green as the practice green will need sufficient sunlight and air movement to thrive, and existing poplars will be removed in this area while four mature trees will remain; and

WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Per the New York State Department of Conservation (DEC), the applicant must have the location of the delineated wetlands validated by the DEC.
2. The Board encourages the Town to carefully consider the location and environmental implications of the proposed practice green, as the current proposal would locate the green just 18-20 feet from the bank of Butternut Creek, in the floodplain and potentially in state wetlands, and would involve the removal of trees while not adding any new trees along the bank of the creek.

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Town engineers regarding any applicable offset requirements.

4. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For information, go to <http://savetherain.us>.

5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-382

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Hinsdale Road Group, LLC for the property located at Hinsdale Road @ Township 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Hinsdale Road, Bennett Road, and Warners Road, all county roads, and NYS Route 5, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved site plan for Township 5 to include a 98-room hotel (TRU by Hilton) in place of office buildings on Hinsdale Road, east of Costco on a 55-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously recommended Modification of zone change, site plan and subdivision referrals (Z-07-307, Z-08-203 and S-10-44) for the Township 5 project, to originally include commercial, residential, a hotel, theater, restaurants, recreational community center and professional offices in the 68 acre Planned Unit Development; and
- WHEREAS, the Township 5 development is currently partially built out, with a Costco, gas station, theater, restaurants and smaller retail tenants, and apartments north of the power line easement; all buildings except the apartments are single-story and are surrounded by parking; limited sidewalks, an internal road network, and stormwater facilities are also existing; and
- WHEREAS, the proposed 4-story hotel with 98 rooms is to be located on an approximately 2 acre vacant portion of the site between the existing Costco and Hinsdale Road, in an area previously approved for use as an office building with associated parking in the original Planned Unit Development; and
- WHEREAS, the TRU by Hilton Site Plan dated September 19, 2016 shows the rectangular proposed hotel building parallel to Hinsdale Road, set back approximately 80 feet from the right-of-way, with a surface parking lot between the building and the road frontage; parking for approximately 98 vehicles is shown; and
- WHEREAS, the site is served by two driveways which come from the north and south existing Hinsdale Road entrances into the development; no direct access is shown onto Hinsdale Road, nor is permitted per the Onondaga County Department of Transportation; and
- WHEREAS, sidewalks are shown to surround the building, with a rear patio area; no connections to other portions of the Township 5 site, including new sidewalks along the southern road entry are indicated on the plan; an 8' tall by 4'10" wide monument sign, possibly backlit, is shown in two locations near the driveway entrances, behind the right-of-way; and
- WHEREAS, a 6' tall privacy fence is proposed south of the building between the hotel and

Costco parking lots; landscaping is shown surrounding the building and within parking areas, however, no landscaping or screening of the parking lot from Hinsdale Road is shown; light poles are shown along the parking lot frontage; and

WHEREAS, per the Environmental Assessment Form and letter from the applicant, sanitary sewer, water and stormwater facilities are available on site to serve the hotel, and project engineers will review the existing pump station design and stormwater management facilities to determine if improvements are needed to accommodate the new hotel; the area is included in the utility districts formed to serve Township 5; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant is required to provide the Department with an updated full build traffic study for Township 5, including a gap analysis at AM/PM peak hours, to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must submit an updated copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

The Board also offers the following comments:

1. The Board and Onondaga County Department of Transportation advise the Town to require modification or elimination of the southern driveway entry, as its proximity to the Hinsdale Road entrance to Township 5 presents turning conflicts and related safety concerns.
2. The applicant and Town are encouraged to incorporate low hedge or other landscape screening of parking areas along Hinsdale Road, and add pedestrian accommodations between the hotel and existing and planned sidewalks in the Township 5 development and nearby areas.
3. Integration of parking as a single, shared facility among tenants of

Township 5 is also encouraged to maximize site buildout and efficiency. Blocking of pedestrian access between land uses on the through use of fencing is discouraged.

4. The Onondaga County Department of Transportation advises that no parking, signage or other structures will be permitted within the county right-of-way, and signage cannot obstruct sight distance on Hinsdale Road.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-383

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of Seneca Street Enterprises, LLC for the property located at 315 East Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Seneca Street (Route 173), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow outdoor seating at the existing Seneca Street Brew Pub on a 2.6-acre parcel in a Commercial zoning district; and
- WHEREAS, a drawing on a portion of a photocopied survey (date cut off) shows the existing building and a courtyard with a proposed area of new pavers for the outdoor seating; the Environmental Assessment Form (EAF) states that 6-7 tables are proposed; and
- WHEREAS, the site has frontage without access on East Seneca Street, and there is a 14 foot wide alley (Masonic Way) running behind the lot that connects to Franklin Street and North Street, both local streets; and
- WHEREAS, the Village application states that 40 parking spaces are available in the parking lot behind the building on an adjacent parcel to the north; and
- WHEREAS, aerial photography shows a sidewalk running along the East Seneca Street frontage; and
- WHEREAS, the EAF states that the site contains a structure that is listed on either the State or National Register of Historic Places; the EAF Mapper Summary Report states that the site is located in the Manlius Village Historic District; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer; and
- WHEREAS, the EAF Mapper Summary Report states that the site is located within 2,000 feet of a DEC Remediation Site; and
- WHEREAS, the EAF Mapper Summary Report states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: [countyplanning@ongov.ne](mailto:countyplanning@ongov.ne)



The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For information, visit <http://savetherain.us>.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-384

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Manlius Village Board at the request of Elish Realty, LLC for the property located at 240 West Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change for a proposed 1.587 parcel in a Commercial (C-1) zoning district to a Residential Multi Use (RM) zoning district in order to allow future construction of a 14-unit apartment building; and
- WHEREAS, the Board is concurrently reviewing a preliminary and final subdivision referral (S-16-76) to create the parcel of the proposed zone change; and
- WHEREAS, the Board took no position with comment on a special permit referral (Z-11-228) for a proposed bank drive-thru in Limestone Commons, with comments encouraging consideration of opportunities for shared parking agreements and cross connections with adjacent parcels and incorporation of site planning principles from the Onondaga County Settlement Plan Traditional Neighborhood Development Guidelines; and
- WHEREAS, the Referral Notice states that the applicant is proposing to construct a 14 unit apartment building (footprint of 7,500 square feet) with parking/driveway on proposed Lot 2, and access is proposed through the existing shopping center parking area on proposed Lot 1; and
- WHEREAS, the Final Plan dated June 6, 2006 (it appears the year should be 2016) shows an existing one story concrete block building on proposed Lot 1 and an existing car wash building on proposed Lot 2; and
- WHEREAS, the Conceptual Layout Plan dated August 2, 2016 shows three proposed attached buildings, with 12 total units, in an "L" shape on the location of the existing car wash and 25 parking spaces; and
- WHEREAS, the Final Plan shows that both proposed lots have frontage and proposed Lot 1 has two existing drives on West Seneca Street, and proposed Lot 2 also has frontage on Brookhill Drive North, a local road; any existing or proposed access on West Seneca Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows Limestone Creek and a NYS Drainage Easement running through both proposed lots; the Environmental Assessment Form (EAF) states that Limestone Creek is a NYSDEC regulated stream and the proposed project will not impact or affect the protected area; and
- WHEREAS, the EAF states that endangered species are expected to be within Limestone Creek and are not considered to be impacted due to the fact that the proposed

project will not disturb this area; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if a species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of proposed Lot 1 and almost all of proposed Lot 2 is in or near a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that a few areas of both proposed lots are anticipated to be removed from the SFHA once maps are finalized; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the EAF states that 0.8 acres will be physically disturbed, and the on site stormwater system will discharge into surface waters; the plan shows 20 foot wide sanitary sewer and storm sewer easements running through the site; and

WHEREAS, the Referral Notice states that the site is served by public water and sewer, and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must obtain an access agreement to allow access from proposed Lot 2 to West Seneca Street via the existing driveways on proposed Lot 1. No direct access will be permitted to West Seneca Street from proposed Lot 2 per the New York State Department of Transportation.

The Board offers the following comments:

1. The Board does not endorse zone changes to allow residential development in the floodplain. The Board strongly encourages the Village to carefully consider potential flood hazards and associated safety issues that may result from locating residential land uses in the floodplain.

2. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Village engineers regarding any applicable offset requirements.

3. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For information, go to <http://savetherain.us>.

4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

5. Should the Village approve the subdivision and zone change, the future site plan should provide landscape buffering along Limestone Creek.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-385

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Allen Kosoff Mini Storage for the property located at 2301 Teall Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Teall Avenue, a county road, and Court Street (New York State Route 298), a state road; and
- WHEREAS, the applicant is proposing to construct and operate three self storage buildings on an unused portion of existing paved parking area (Lyncourt Plaza) on a 3.07-acre parcel in a Office and Light Industrial (O-2) zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on a zone change referral for the project (Z-16-293), and modification of a site plan referral (Z-15-34) for an addition to the retail building, which was completed in 2015; and
- WHEREAS, the site is an L-shaped parcel containing a small shopping plaza surrounding a Speedway gas station at the corner of Teall Avenue and Court Street, with additional frontage on Roxford Road, a local road serving a residential neighborhood; and
- WHEREAS, the recent zone change to O-2 applies only to the vacant asphalt portion of the site fronting Teall Avenue, thereby creating split zoning on the parcel; the remaining C-3 area contains an existing stucco and masonry building with a 4,756 square foot addition set behind a parking lot on Court Street, including 11 spaces encroaching in the State right-of-way; and
- WHEREAS, the Conceptual Site Plan revised July 19, 2016 shows three self-storage containers perpendicular to Teall Avenue on an area of new asphalt (over existing asphalt), and a row of diagonal parking spaces along the Roxford Road frontage which are part of 165 total spaces for the site; and
- WHEREAS, the site plan shows two existing driveways on Court Street serving the retail plaza, which must meet the requirements of the New York State Department of Transportation, two existing driveways on Roxford Road on the C-3 portion of the site, and the existing undelineated access to Teall Avenue to be narrowed to 22' wide, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes no water or wastewater connections (no toilet facilities proposed) will be required for the self-storage buildings; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, per plans and aerial photography, sidewalks exist along the Court Street frontage, existing lawn lines the Roxford Road frontage, and new lawn is proposed to replace the asphalt along but set back from Teall Avenue (no sidewalks are proposed); and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, per the stormwater narrative, the site is approximately 100% impervious currently, less than one acre will be disturbed, no additional impervious areas will be added, no increase in stormwater will occur, and therefore no stormwater mitigation is required; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the New York State Department of Transportation, all existing parking in the State right-of-way along Court Street must be removed.
2. The applicant must contact the Onondaga County Department of Transportation regarding removal of vehicular access from Teall Avenue, and the Site Plan must be modified to remove the proposed driveway onto Teall Avenue. The applicant is required to obtain a permit from the Department prior to any proposed work within a county road right-of-way.

The Board also offers the following comments:

1. Given the proximity to residential properties, and in order to promote walkability and pedestrian safety within a sidewalk priority zone as identified by SMTC, the Board encourages the Town and applicant to consider the installation of sidewalks and street trees along the Teall Avenue frontage.
2. The Board further encourages the Town and applicant to take this opportunity to consider permeable pavement, green infrastructure, and increased landscaping as part of the project, in order to minimize stormwater runoff from such an intensely impervious surface, as well as to improve aesthetics and a buffer for adjacent residences. For more information, see <http://savetherain.us>.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-386

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Elbridge Planning Board at the request of Angel & Dawn Maldonado for the property located at 107 & 115 West Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5, a state highway, Skaneateles Creek, a county-owned stream, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to expand the scope of nursery sales to include the sale of pre-manufactured outdoor storage sheds on 4.59 acres in Retail Business (B-1) and Residential (R-1) zoning districts; and
- WHEREAS, the Village application states that the existing buildings on site are a residence, retail center, and barns; and
- WHEREAS, an undated drawing does not show the existing buildings or road access; the drawing shows grass areas, several tables, grass parking with four spaces, 9 sheds that are labeled existing but presumed to be the proposed storage sheds, and a driveway; and
- WHEREAS, aerial photography shows a gravel drive on West Main Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Referral Notice states that the site is served by public water and private septic system; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property; and
- WHEREAS, the Environmental Assessment Form (EAF) Mapper Summary Report notes the site is located in the Elbridge Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the EAF Mapper Summary Report notes that the site is located in an archeological sensitive area; and
- WHEREAS, the EAF Mapper Summary Report notes that the site is located within 2,000 feet of a DEC Remediation Site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must coordinate with the New York State Department of Transportation to ensure that the driveway meets the commercial driveway requirements of the Department.

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: [countyplanning@ongov.ne](mailto:countyplanning@ongov.ne)

The Board offers the following comment:

The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-387

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Atlantic States Legal Foundation, Inc. for the property located 658 West Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Syracuse Developmental Center, a state owned facility; and
- WHEREAS, the applicant is proposing a green stormwater infrastructure demonstration facility on a 0.58-acre parcel in a RBT zoning district; and
- WHEREAS, the site is located on West Onondaga Street in the City of Syracuse, in an area characterized by 2-4 story building which are mostly multi-use office and residential and apartment buildings; and
- WHEREAS, per the local application the proposal involves green stormwater infrastructure demonstration facilities for managing the stormwater runoff on the site, consisting of a permeable parking lot featuring various porous paving materials, a permeable driveway, and a rainwater harvesting cistern system that collects rainwater from a section of the building roof, as the stormwater management facility; and
- WHEREAS, the survey dated July 25, 2105 shows the 2.5 story masonry building with front and rear porches, and a frame building at the rear of the structure which appears to be attached to the adjacent building to the east; the primary building is set back approximately 60 feet from the street, with existing sidewalks within the front yard and a tarvia driveway leading to a rear parking area, which is irregularly shaped; and
- WHEREAS, the Layout Plan dated August 12, 2016 shows the driveway to be replaced with permeable pavers in the same location, addition of a decorative garden gate, front yard circular native garden with a fountain connected to stormwater facilities from the building downspout, porous asphalt within a reconfigured parking area at the rear of the building, including parking stalls with demonstration paving materials in each stall, and a new handicapped parking space; and
- WHEREAS, the existing non-illuminated wood frame building signage would be relocated to the front of the site, approximately 10.5 feet behind the sidewalk, and a new interpretive sign would be added within the fountain area; and
- WHEREAS, no changes to vehicular or pedestrian access are proposed; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board applauds the aesthetic and educational nature of the proposed site improvements, and incorporation of innovative and contextual green infrastructure into urban site design.

**The motion was made by Bill Fisher and seconded by Chet Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-388

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Ted & Nancy Norman for the property located 1990 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to remove an existing patio and replace it with a screened porch, and add a detached permeable patio behind dwelling located 20.8' from a watercourse on a 1.39-acre parcel in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board previously recommended No Position with Comment on Area Variance and Site Plan referrals (S-15-283 and 284) from the current applicant to demolish and reconstruct a house and other features on the neighboring site to the north, which was disapproved locally; the Board previously offered no position on a site plan referral (Z-14-391) to stabilize the banks of the watercourse and rebuild a footbridge on this site and the adjacent parcel, and recommended modification of several referrals pertaining to an open space subdivision that included the subject parcels and land across West Lake Road (S-09-94, S-09, 95, S-09-458), requiring that the subject parcels show dedicated access to West Lake Road to prevent the creation of a landlocked parcel; and
- WHEREAS, the plan and aerial photography shows an existing frame house, located approximately 112 feet from Skaneateles Lake, and set back approximately 350 feet from West Lake Road, but does not have any direct access to West Lake Road; the local application notes the site is a flag lot with no road frontage or shoreline, and is part of a 2010 Open Space Subdivision; and
- WHEREAS, an existing stream (and drainage easement) with check dams to control erosion traverses the property between the house and road; a footbridge connects the subject property to the parcel to the north; per the Site Plan, the shoreline (40 feet deep) is labeled "Shared lakefront recreation area and waterline easement for Lot 2 (to the north); and
- WHEREAS, per aerial photography an informal dirt driveway path exists along the southern property boundary; any existing or proposed access onto West Lake Road must meet the requirements of the New York State Department of Transportation and subject to access agreements filed with the deed; per the project narrative, any equipment used can be driven across the bridge from the driveway on the adjacent parcel; and
- WHEREAS, the Site Plan dated September 26, 2016 shows a screen porch addition to the lake side of the house (173 square feet) in an area where a paver patio would

be removed, and a new permeable patio behind the house (192 square feet);  
and

WHEREAS, per the local application, impermeable surface coverage will increase to 2.73%  
and open space will decrease to 96.3%, with zoning thresholds; and

WHEREAS, the site is served by private water and septic and is located outside the  
Onondaga County Sanitary District; the plan shows an existing septic area  
near the house, behind the 100 foot lake setback; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located  
near several farmed properties in New York State Agricultural District 2; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board  
has determined that said referral will have no significant adverse inter-community or  
county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were  
recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes;  
James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-389

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Michael J. Hendrix for the property located 8340 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road, a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 40' X 56' (2,240 square feet) private garage where a maximum of 700 square feet is allowed as an accessory use to the principal residential use on a 2.33-acre parcel in an AG-R zoning district; and
- WHEREAS, per the submitted survey (modified) and aerial photography, the site currently contains an existing single-family frame house, rear porch, pool and shed, and a 24'x24' detached two-car garage, with an existing driveway and additional parking area accessing Thompson Road; and
- WHEREAS, any existing or proposed access onto Thompson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral materials note a proposed 40' x 56' metal pole barn to be attached to the rear of the existing garage; the referral does not indicate whether the existing paved or gravel parking areas are to be modified; and
- WHEREAS, the site is located on a primarily residential stretch of Thompson Road, with the site surrounded on all sides by single-family housing; the rear of the relatively large lot contains significant tree cover; and
- WHEREAS, no plumbing is proposed for the structure; the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Per the Onondaga County Department of Transportation, the municipality and the applicant are advised that no parking, loading, or backing of vehicles into the county right-of-way will be permitted.

2. The proposed structure appears to be inconsistent with the scale and aesthetics of the site and neighboring properties.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-390

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Cathi & Gregg Sutton for the property located 5676 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 100' X 40' building to expand a signage business on a 0.918-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan for a 4,884-square foot addition to the building in 2010 (Z-10-56), requiring traffic, drainage and lighting information; and
- WHEREAS, the referral materials note the proposed metal building would be use for a business expansion, allowing additional space for wrapping bigger vehicles, and more work space for the existing signage business, which is currently in an existing 3,500 square foot building; and
- WHEREAS, the Sketch Plan dated September 21, 2009 shows the existing single-story commercial frame building with sloped roof near the center of the site, and a proposed 4,000 square foot metal pole barn building approximately 25 feet to the west, within an existing gravel parking area, 15 feet from the side parcel boundary; and
- WHEREAS, the metal building would have a sloped roof and two small windows on the front face of the building; no lighting is indicated on the plan; no changes to existing signage is indicated; and
- WHEREAS, the existing driveway onto NYS Route 31 and existing parking lot are not proposed to change; any existing or proposed access onto NYS Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, no plumbing is proposed for the structure; the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must submit an ITE Trip Generation Report to the New York State Department of Transportation for approval and complete any mitigation required by the New York State Department of Transportation.
2. The applicant must submit a lighting plan for approval by the Town Engineer to ensure that no glare or spillover is allowed onto adjacent properties and the state right-of-way.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-391

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of The Great Outdoors Recreation Ctr., Inc. for the property located 5480 & 5500 Bartel Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bartel Road (Route 166), a county highway, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to use the existing Brewerton Plaza parking lot for RV displays, and utilize a former Burger King restaurant as the RV sales office on a 5.38-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site currently contains a strip shopping plaza and extensive parking lot along Bartel Road, as well as a standalone former Burger King restaurant building at the opposite end; aerial photography shows that a used car sales business with offices in the plaza currently stores and displays vehicles has occurred at one time within the parking lot, with associated signage; and
- WHEREAS, per the local application, the business would operate Monday thru Saturday, with 5 employees on the site at one time, and with 12 off-street parking spaces available, and a 3'h x 10.7'w signage mounted on the front roof; and
- WHEREAS, the Site Plan dated September 2016 shows the existing building labeled RV Office Store, with 12 spaces along the building labeled customer parking, and 4 spaces labeled employee parking; 5 strips of RV parking are shown within existing parking areas, with approximately 74 RV parking spaces labeled; end-to-end RV parking areas are also shown surrounding the remainder of the building, along the frontage of the site, and within a grassed area at the far west side of the parcel; and
- WHEREAS, per the Site Plan, the westernmost paved parking area and grassed end-to-end parking areas are shown to occur within the 30 foot side yard setback; GIS mapping also shows that the existing and proposed parking areas may encroach significantly onto the adjacent parcel to the west; and
- WHEREAS, the full site has two existing driveway accesses onto Bartel Road, a county road, and a local road or private access drive that accesses US Route 11 to the west though the adjacent parcel; no change to driveway access is shown; any existing or proposed access onto Bartel Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan does not show any accommodations for stormwater management on site; the EAF notes stormwater will be directed to established conveyance systems and "water from parking lot drains to ditch along Bartel Road"; and
- WHEREAS, the site has access to public water and sewer and is located in the Brewerton

Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation and New York State Department of Transportation have determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Departments for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County and New York State Departments of Transportation.
2. The applicant must coordinate with the Onondaga County Department of Transportation to modify existing driveways serving the site to reflect Department standards, including removal of dual exit lanes from the site.

The Board also offers the following comments:

1. Incorporation of additional landscaping is strongly recommended on this highly paved site, for screening, aesthetics and to reduce stormwater runoff and improve stormwater quality. For more information, visit <http://savetherain.us>.
2. The Town and applicant are advised to reconfirm the location of parcel boundaries and existing and proposed parking areas on the site prior to approval of the special permit, to ensure all proposed improvements do not encroach onto adjacent parcels. Relocation of parking from the side yard setback is also recommended, in favor of landscaping, screening, and stormwater management accommodations.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-392

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of McDonald's USA, LLC for the property located 4979 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road, a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a McDonald's Restaurant with a drive thru on a 1.433-acre leased portion of the Wegmans parking lot on a 19.99-acre parcel in an RC-1 zoning district; and
- WHEREAS, the site currently contains a Wegmans Grocery store, a vacant former big-box home improvement store, and multiple small retail tenants within the strip shopping center, as well as an expansive open parking lot between the building and West Taft Road; and
- WHEREAS, the applicant proposes to lease 1.433 acres at the southeast corner of the site where parking and grassed frontage currently occurs, and would interrupt a perimeter drive lane for vehicular circulation around the parking lot, which would be relocated; and
- WHEREAS, the existing site has two driveway accesses, one onto Cedar Post Road, a local side road, and a signalized driveway entrance at the front of the parcel along West Taft Road, a county road; any existing or proposed access onto West Taft Road must meet the requirements of the Onondaga County Department of Transportation; no new access is shown; and
- WHEREAS, current zoning of the site is noted on the referral as Regional Commercial (RC-1); notes on the Lease Parcel plan dated August 10, 2016 indicate 1.167 of the leased area as Proposed Special Use Permit Area, and the easternmost 0.266 acres of the leased area labeled Proposed LuC-1 Zone Use Area; and
- WHEREAS, the Site Plan dated September 26, 2016 shows a proposed 4,400 square foot single story restaurant with 66 seats at the center of the leased area, set back approximately 108 feet from West Taft Road; and
- WHEREAS, a double drive thru wraps around the perimeter of the building, and approximately 67 parking spaces (48 required) surround the building; with nearby vehicular access to both driveways; no pedestrian accommodations are shown within the leased area, nor the full site; and
- WHEREAS, the Sign Plan shows typical franchise menu boards and directional signage, and backlit wall signage measuring 16'5" w x 2' h on two sides of the building, and a 4' x 3' backlit logo sign on three sides; a 20' h x 5' w proposed monument sign is shown within the front yard; and
- WHEREAS, the Landscape Plan shows minimal landscaping on the site, to include three

small landscape islands, and grassed island; existing trees within the front yard are to remain; plans do not included stormwater accommodations or green infrastructure on the site; and

WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontage, relocating parking away from the front of the site, and providing pedestrian and bicycle accommodations.
2. Incorporation of additional landscaping is strongly recommended on this highly paved site, for screening, aesthetics and to reduce stormwater runoff and improve stormwater quality. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us>.
3. The Town and applicant are encouraged to reduce the quantity and scale of signage on the site.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity.

**The motion was made by Chester Dudzinski and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 12, 2016

OCPB Case # Z-16-393

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Daniel Burrows for the property located 7468 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road and John Glenn Boulevard, both county roads; and
- WHEREAS, the applicant is requesting a zone change from Office (O-2) to Neighborhood Commercial (MC-1) on a 1.9-acre parcel to allow for the operation of a café on the premises in addition to the existing antique shop; and
- WHEREAS, the site is located on a local road, Laurel Lane, which accesses County Route 57 (Oswego Road), with surrounding land uses consisting of a commercial and retail uses along Route 57, and single-and multi-family residential to the west; and
- WHEREAS, the 1.97 acre parcel contains a large barn building with rear addition, small shed, and a wide gravel driveway and parking area at the front of the parcel, accessing Laurel Lane; the remainder of the site is wooded and grassed lands; and
- WHEREAS, the applicant proposes to operate a café in the existing building along with the existing Antique Harbor antique shop
- WHEREAS, neighborhood commercial zoning (NC-1) allows for retail uses up to 15,000 square feet, as well as offices and other uses, which are intended to be compatible with nearby residential, per the zoning code; and
- WHEREAS, the site is currently served by public water and an individual septic system, and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, this site is located within the Onondaga County Sanitary District; the New York State Waste Treatment Works and Plumbing Code, and the Onondaga County Sanitary Code, state that discharge to a municipal sewage treatment system, if available and accessible, is the preferred method of wastewater disposal; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Should the Town approve the zone change, the Onondaga County Health Department advises it must formally accept or approve, respectively, any

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existing or proposed septic system to service this property prior to issuance of a building permit.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Chester Dudzinski - yes; James Corbett - yes.**